

LOT AREA - 23,056 (ABOVE SEAWARD EDGE OF RPA)
PRE DEVELOPMENT IMPERVIOUS AREA = 6,242 S.F. (27%)
POST DEVELOPMENT IMPERVIOUS AREA = 6,977 S.F. (30%)

WATER QUALITY CALCULATION: 116 COVE DRIVE (POST DEVELOPMENT CONDITION)

AREA OF PROPOSED BUILDING ADDITION = 602 S.F.
AREA OF PROPOSED DECK/STAIRS/RAMP = 470 S.F.
AREA OF EXIST. GRAVEL AREA - 1,244 S.F. @ 50% = 622 S.F.
AREA OF EXIST. CONCRETE PADS = 633 S.F.
AREA OF EXIST. RESIDENCE & EXIST. ADDITION = 3,772
AREA OF EXIST. CONCRETE DRIVE/WALK = 967 S.F.
AREA OF EXIST. STAIRS/STOOPS = 140 S.F.
AREA OF EXIST. FRAME SHED = 108 S.F.
AREA OF EXIST. CONCRETE TO BE REMOVED = (-337 S.F.)

TOTAL IMPERVIOUS AREA - POST DEVELOPMENT CONDITION = 6,977 S.F. (30%)

ENCROACHMENT INTO 100' RPA:

BUILDING ADDITION 2010:

AREA OF PROPOSED BUILDING ADDITION = 602 S.F.
AREA OF PROPOSED DECK/STAIRS/RAMP = 470 S.F.

IMPERVIOUS AREA NOT REMOVED FROM APPROVED PLAN DATED 1997 (CB-149W)

AREA OF EXIST. GRAVEL AREA @ 100% = 823 S.F.
AREA OF EXIST. CONCRETE PADS = 403 S.F.
AREA OF EXIST. FRAME SHED = 108 S.F.

TOTAL REQUIRED AREA OF VEGETATED MULCHED AREAS (MITIGATION) FOR ENCROACHMENT INTO 100' RPA = 2,406 S.F.

EXISTING VEGETATED MULCHED AREAS WITHIN 100' RPA = 1,583 S.F.
EXISTING VEGETATED MULCHED AREAS TO BE REMOVED = (-231 S.F.)
PROPOSED VEGETATED MULCHED LANDSCAPE AREAS WITHIN 100' RPA = 1,054 S.F.

1,054 S.F. / 400 = 2.6 LANDSCAPE CREDITS

- 3 CANOPY TREES
- 5 UNDERSTORY TREES
- 8 SHRUBS

EXISTING VEGETATED MULCHED AREAS - 2,297 S.F. (ENTIRE SITE)

PROPOSED VEGETATED MULCHED AREAS FOR ENCROACHMENT & WATER QUALITY MITIGATION FOR NEW ADDITION (9,383 S.F.)

PROPERTY INFORMATION:

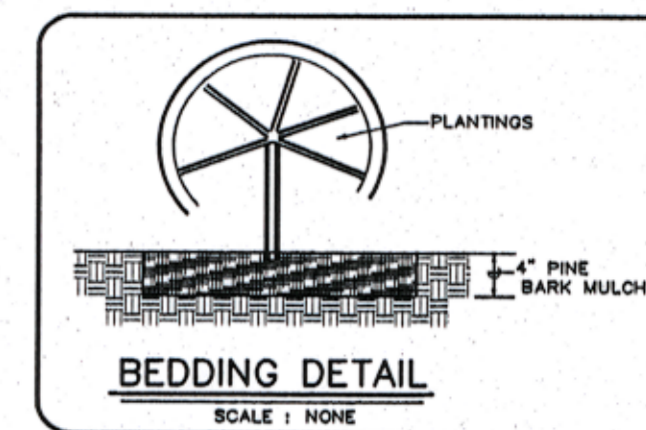
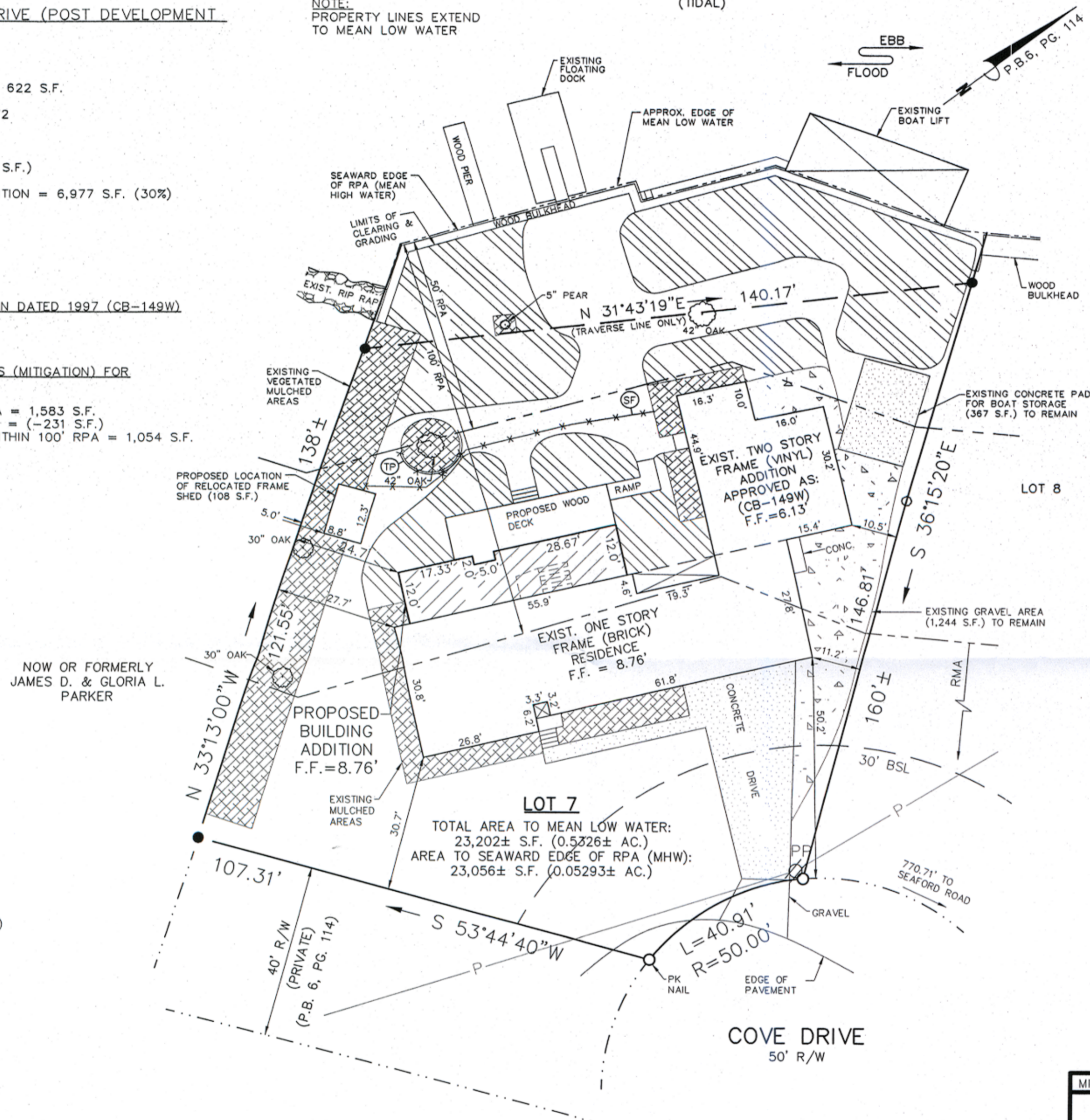
OWNER:
JOSEPH HENRY & CAROLYN HILL BELL
116 COVE DRIVE
SEAFORD, VA.
(757) 898-8567
GPIN: U08b-2702-4949
MAP NO.: 25M-03-01-007
ZONE: RR
DEED BOOK 336, PAGE 326
PLAT BOOK 6, PAGE 114 (RECORDED JANUARY 6, 1961)

E. & S. SYMBOLS

(CE)	CONSTRUCTION ENTRANCE - VEC # 3.02
(SF)	SILT FENCE - VEC # 3.05
(MU)	MULCHING - VEC # 3.35
(PS)	PERMANENT SEEDING - VEC # 3.32
(TO)	TOPSOILING - VEC # 3.03
(IP)	INLET PROTECTION - VEC # 3.07
(TP)	TREE PROTECTION - VEC # 3.38

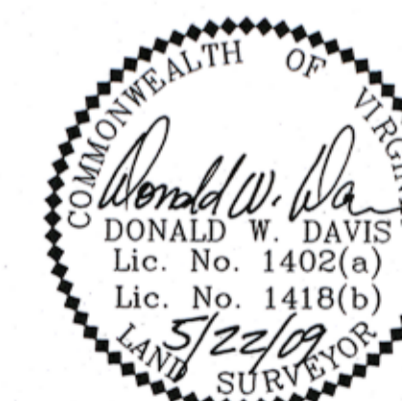
COVE OF GOOSE CREEK (TIDAL)

NOTE:
PROPERTY LINES EXTEND
TO MEAN LOW WATER



NOTES:

- THIS PLAT DOES REPRESENT A PHYSICAL SURVEY. DIMENSIONS FOR THE ADDITION ARE TO THE FRAME LINE.
- PROPERTY SHOWN IS LOCATED IN ZONE 'AE (7.7)' AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER: 510182, MAP NUMBER: 51199C0210C, EFFECTIVE DATE JUNE 16, 2009.
- BUILDING ADDITION LOCATION SHOWN HEREON ARE SUBJECT TO APPROVAL BY APPLICABLE ZONING ADMINISTRATORS AND THE YORK COUNTY CHESAPEAKE BAY BOARD PRIOR TO ANY CONSTRUCTION.
- THE BUILDER MUST VERIFY THE BUILDING DIMENSIONS FROM THE ARCHITECTURAL PLANS BEFORE ANY CONSTRUCTION TAKES PLACE.
- APPROVAL AND IMPLEMENTATION OF THIS PLAN WILL REQUIRE A BMP MAINTENANCE AGREEMENT TO BE EXECUTED, SIGNED AND RECORDED IN THE CIRCUIT COURT. THIS PLAN IS FURTHER SUBJECT TO AN EXCEPTION REQUEST DATED 1997 AND APPROVED BY YORK COUNTY. (APPLICATION NO. - CB-149W). AND AN EXCEPTION APPLICATION TO THE YORK COUNTY CHESAPEAKE BAY BOARD FOR REVIEW AND APPROVAL.
- CONTRACTOR TO USE EXISTING CONCRETE DRIVE AS CONSTRUCTION ENTRANCE.
- THE EXISTING RESIDENCE SHOWN HEREON IS CONNECTED TO PUBLIC SEWER AND PUBLIC WATER PROVIDED BY THE COUNTY OF YORK.



MITIGATION PLAN JOB LOCATION: 116 COVE DRIVE
SITE PLAN - BUILDING ADDITION, DECK, RAMP AND RELOCATED SHED
LOT 7 - SECTION 1
SEAFORD SHORES ESTATES
GRAFTON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
PLAT BOOK 6, PAGE 114
SHEET 2 OF 2
DWN BY: CMF SCALE: 1" = 20' TO: HARBIN DATE: MAY 22, 2009

DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
YORK COUNTY, VIRGINIA